

Project: Interlocal Agreement between the City of Winter Garden and Orange County regarding the Transfer of Jurisdiction of Portions of Winter Garden Vineland Road

ASSIGNMENT

THIS ASSIGNMENT (the “Assignment”), effective as of the day of execution, is made and entered into by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose mailing address is P.O. Box 1393, Orlando, FL 32802-1393 (“Assignor”), to the CITY of WINTER GARDEN, a municipal corporation under the laws of the State of Florida, whose address is 300 West Plant Street, Winter Garden, Florida 34787 (“Assignee”).

WHEREAS, Assignor holds several easements identified in **Schedule “A”** attached hereto; and

WHEREAS, subject to the provisions herein, and the provisions of the Interlocal Agreement between Assignor and Assignee for the transfer of jurisdiction of portions of certain roads with an effective date of _____, Assignor desires to assign, and Assignee desires to assume, all of Assignor’s rights, duties, obligations, and interests in those instruments.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.
2. **Assignment.** Assignor hereby assigns and transfers to Assignee all of Assignor’s rights, duties, obligations, and interests under the instruments identified in **Schedule “A.”**
3. **Assumption.** Assignee hereby assumes and accepts from Assignor all of Assignor’s rights, duties, obligations and interests under the instruments identified in **Schedule “A,”** and Assignee further agrees that, as a condition of this Assignment, Assignee shall assume and abide by all terms and conditions of those instruments.

Project: Interlocal Agreement between the City of Winter Garden and Orange County regarding the Transfer of Jurisdiction of Portions of Winter Garden Vineland Road

IN WITNESS WHEREOF, the Assignor hereto has executed this Assignment as of the day and year below its signature.

ASSIGNOR:

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

Date: _____, 2025

ATTEST: Phil Diamond, CPA,
Orange County Comptroller,
as Clerk of the Board of County Commissioners

By: _____
Deputy Clerk
Print Name: _____

Project: Interlocal Agreement between the City of Winter Garden and Orange County regarding the Transfer of Jurisdiction of Portions of Winter Garden Vineland Road

ASSIGNEE:

CITY OF WINTER GARDEN, FLORIDA

By: City Commission

By: John Rees
John Rees, Mayor

At test: Ronisha Martin
Ronisha Martin, Interim City Clerk



Executed on:

(SEAL)

FOR USE AND RELIANCE ON

APPROVED BY THE CITY OF
WINTER GARDEN, FLORIDA AT THE
CITY COMMISSION AT A MEETING
HELD ON January 8, 2026

APPROVED AS TO FORM AND
LEGALITY this 8th day of JANUARY
2026 ~~for use and reliance only by the City,~~

By: [Signature]
A. Kurt Ardaman, City Attorney

Project: Interlocal Agreement between the City of Winter Garden and Orange County regarding the Transfer of Jurisdiction of Portions of Winter Garden Vineland Road

Schedule “A”

1. Drainage Easement recorded at DOC# 20160163391, et seq., on March 31, 2016 (*for Winter Garden Vineland Road*)
2. Drainage Easement recorded at OR Book 10078, Page 9221, et seq., on July 22, 2010 (*for Winter Garden Vineland Road*)
3. Drainage Easement recorded at OR Book 10398, Page 1804, et seq., on June 25, 2012 (*for Winter Garden Vineland Road*)
4. Right-of-Way and Sidewalk Easement recorded at OR Book 10181, Page 192, et seq., (*for Winter Garden Vineland Road*)
5. Drainage Easement recorded at OR Book 10080, Page 9376, et seq., July 27, 2021 (*for Winter Garden Vineland Road*)

DOC # 20160163391

03/31/2016 16:00 PM Page 1 of 11

Rec Fee: \$0.00

Deed Doc Tax: \$0.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Martha O. Haynie, Comptroller

Orange County, FL

Ret To: ORANGE COUNTY CLERK OF COURT
RECORD

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN AND
FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2009-CA-1479-O
DIVISION: 33

ORANGE COUNTY, FLORIDA, a political
subdivision of the State of Florida,

PARCELS: 1004, 8004 and 8004A

Petitioner,

v.

WEST ORANGE TOWNHOUSE LIMITED,
a Florida limited partnership; VY Q. BUI;
MARC MARINO, Vice President, Mooring
Tax Asset Group as custodian for La
Crescenta Management, LLC; WINDWARD
CAY-WINTER GARDEN – HOMEOWNERS
ASSOCIATION, INC. and EARL K. WOOD,
ORANGE COUNTY TAX COLLECTOR.

Respondents.

FILED IN OPEN COURT
THIS 30 DAY OF March, 20 16
BY  Clerk
D.C.

STIPULATED FINAL JUDGMENT

THIS CAUSE having come on upon joint motion for the entry of a Stipulated Final Judgment made by the Petitioner, ORANGE COUNTY, FLORIDA, a political subdivision of the State of Florida (“ORANGE COUNTY”), and the Respondent WEST ORANGE TOWNHOUSE LIMITED, and it appearing to the Court that the parties were authorized to enter into such motion, and the Court finding that the compensation to be paid by the Petitioner is full, just and reasonable for all parties concerned, and the Court being fully advised in the premises, it is therefore,

ORDERED AND ADJUDGED that the Respondent WEST ORANGE TOWNHOUSE LIMITED does have and recover of and from the Petitioner ORANGE COUNTY the sum of

ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00), in full payment for the property (designated Parcels 1004, 8004, 8004A herein) taken and for damages resulting to the remainder, for experts' fees, attorneys' fees and costs and for all other compensation of any nature; and, it is further,

ORDERED AND DIRECTED that within thirty (30) days the Petitioner ORANGE COUNTY shall pay the sum of ONE HUNDRED FORTY-SIX THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$146,800.00) into the Trust Account of Fishback, Dominick, Bennett, Ardaman, Ahlers, Langley & Geller LLP, c/o A. Kurt Ardaman, Esq., 1947 Lee Road, Winter Park, Florida 32789, as attorneys for the Respondent WEST ORANGE TOWNHOUSE LIMITED, that amount being the difference between the full payment required by this Stipulated Final Judgment and the amount deposited pursuant to the Order of Taking; and, it is further

ORDERED that title to the following described property, to wit:

SEE ATTACHMENT "A"

which vested in the Petitioner pursuant to the Order of Taking and deposit of money heretofore made is approved, ratified and confirmed.

DONE AND ORDERED at Orange County Courthouse, Orlando, Florida this 30 day of March, 2016.



KEITH F. WHITE
Circuit Judge

SCHEDULE "A"

Parcel No. 1004

Legal Description:

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East, Orange County, Florida. Being more particularly described as follows:

BEGIN at the Northeasterly corner of Tract B, Summerport Phase 1, according to the plat thereof as recorded in Plat Book 53, Pages 1 through 8 of the Public Records of Orange County, Florida; thence run North 00°01'49" West for a distance of 63.51 feet; thence run North 02°13'09" East for a distance of 598.53 feet to a point along the Southerly line of Tract A, Woodbridge Commerce Center, according to the plat thereof as recorded in Plat Book 54, Pages 126 and 127 of the Public Records of Orange County, Florida; thence run North 89°42'01" East along said Southerly line for a distance of 1.51 feet to the Southeasterly corner of said Tract A; thence departing said Southerly line continue North 89°42'01" East along the Westerly right of way line of Winter Garden-Vineland Road, County Road 535 for a distance of 20.00 feet; thence run South 00°01'49" East continuing along said Westerly right of way line for a distance of 661.48 feet; thence run South 89°42'59" West for a distance of 45.00 feet to the aforesaid POINT OF BEGINNING.

Said parcel contains, 22,742.84 square feet, 0.522 acres, more or less.

SHEET 1 OF 2



**ALLEN
COMPANY**
Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

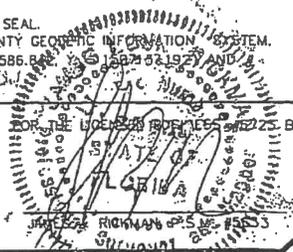
SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEOSPATIAL INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.84, Y = 1491264.527) AND # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24'49" W.

JOB NO. 24275
 DATE: 04-25-07
 SCALE: 1" = 100 FEET
 FIELD BY: N/A

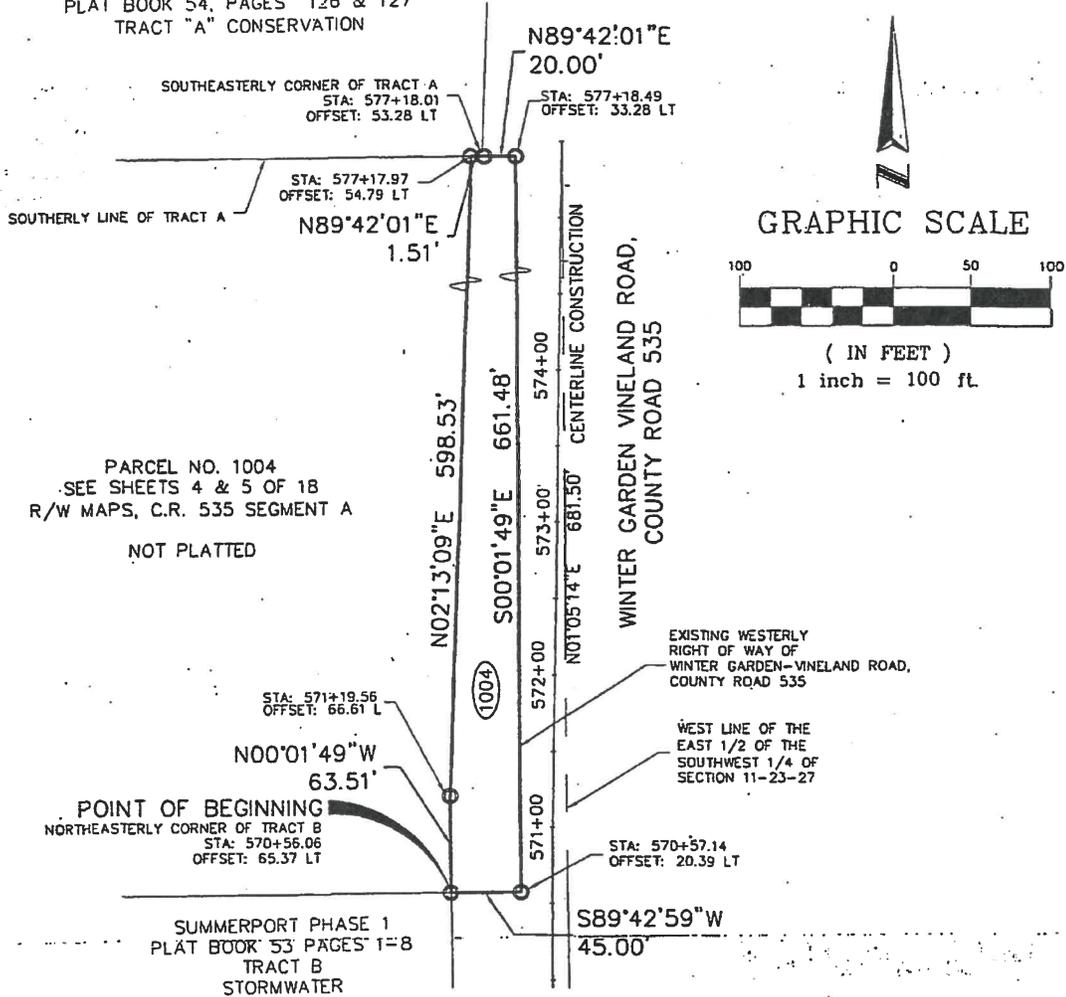
CALCULATED BY: RT
 DRAWN BY: SM
 CHECKED BY: JLR



SKETCH OF DESCRIPTION

Parcel No. 1004

WOODBIDGE COMMERCE CENTER
PLAT BOOK 54, PAGES 126 & 127
TRACT "A" CONSERVATION

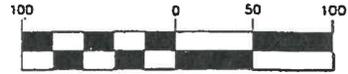


PARCEL NO. 1004
SEE SHEETS 4 & 5 OF 18
R/W MAPS, C.R. 535 SEGMENT A
NOT PLATTED

POINT OF BEGINNING
NORTHEASTERLY CORNER OF TRACT B
STA: 570+56.06
OFFSET: 65.37 LT

SUMMERPORT PHASE 1
PLAT BOOK 53 PAGES 1-8
TRACT B
STORMWATER

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

SHEET 2 OF 2

SECTION 11 - TOWNSHIP 23 SOUTH - RANGE 27 EAST



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

LEGEND:

Δ DENOTES DELTA
R DENOTES RADIUS
CB DENOTES CHORD BEARING
TB DENOTES TANGENT BEARING
TAN DENOTES TANGENT

L DENOTES LENGTH
(P) DENOTES PLAT
(C) DENOTES CALCULATED
R/W DENOTES RIGHT OF WAY
C DENOTES CENTERLINE

STA. DENOTES STATION
P.I. DENOTES POINT OF INTERSECTION
P.T. DENOTES POINT OF TANGENCY
P.C. DENOTES POINT OF CURVATURE
C DENOTES CHANGE IN DIRECTION
P.O.B. DENOTES POINT OF BEGINNING
C.R. DENOTES COUNTY ROAD

JOB NO. 24275
DATE: 04-25-07
SCALE: 1" = 100 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: SM
CHECKED BY: JLR

COUNTY ROAD 535
SEGMENT A

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 1004

FEE SIMPLE

Parcel 1004: the interest being acquired is fee simple.

12/10/2007

Page 1 of 1

LEGAL DESCRIPTION

Parcel No. 8004

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East Orange County, Florida. Being more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 11; thence run South 89°42'59" West along the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 11 for a distance of 75.00 feet to the POINT OF BEGINNING; thence run South 89°42'59" West along said South line for a distance of 30.00 feet; thence departing said South line, run North 00°01'49" West for a distance of 77.61 feet; thence run North 89°02'08" West for a distance of 53.45 feet; thence run North 01°40'35" East for a distance of 67.22 feet; thence run South 89°02'08" East for a distance of 84.62 feet; thence run South 02°13'09" West for a distance of 80.67 feet; thence run South 00°01'49" East for a distance of 63.51 feet to the POINT OF BEGINNING;

Containing 7,988 sq. ft. 0.18 acres more or less.

SHEET 1 OF 2



16 EAST PLANT STREET
Walter Garden, Florida 32787 • (407) 654-5355

SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.842, Y = 1491264.527) AND MONUMENT # 144 (X = 475871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

JOB NO. 24275

CALCULATED BY: RT

DATE: 07-24-07

DRAWN BY: EJC

SCALE: N/A

CHECKED BY: JLR

FIELD BY: N/A

FOR THE PROPOSED BUSINESS OF
STATE OF
JAMES B. BRICKMAN #565

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 8004

DRAINAGE EASEMENT

Parcel 8004 is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, a stormwater drainage ditch and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, or any activity that will not adversely affect the structural integrity of the drainage facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

08/28/07
R:\ROW Acquisition\Personal Folders\Yahaira\Special Easement Language\CR 535 A Schedule B\Easements\5066 DE Schedule B
P8004.doc

LEGAL DESCRIPTION

Parcel No. 8004A

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East Orange County, Florida. Being more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 11; thence run North 00°01'49" West along the West line of the East 1/2 of the Southwest 1/4 of said Section 11 for a distance of 400.99 feet; thence departing said West line run North 90°00'00" West for a distance of 61.73 feet to the POINT OF BEGINNING; thence run North 90°00'00" West for a distance of 10.01 feet; thence run North 02°13'09" East for a distance of 30.02 feet; thence run North 90°00'00" East for a distance of 10.01 feet; thence run South 02°13'09" West for a distance of 30.02 feet to the POINT OF BEGINNING.

Containing 300 sq. ft., or 0.01 acres more or less

SHEET 1 OF 2

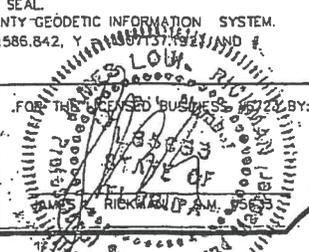


**ALLEN
COMPANY**
Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

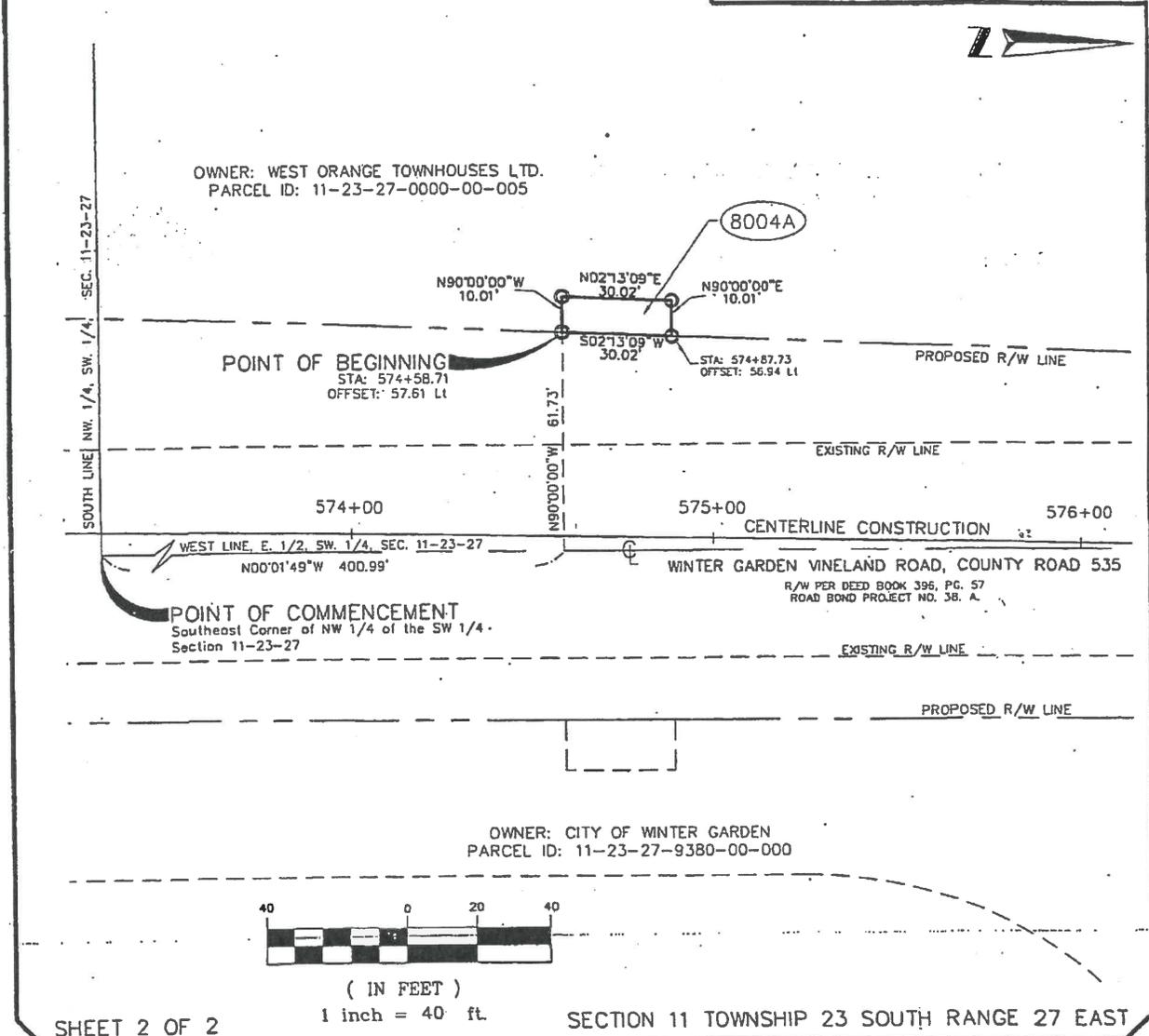
SURVEYOR'S NOTES: SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.842, Y = 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

JOB NO. 24275	CALCULATED BY: RT	
DATE: 07-24-07	DRAWN BY: EJC	
SCALE: N/A	CHECKED BY: JLR	
FIELD BY: N/A		

SKETCH OF DESCRIPTION

PARCEL No. 8004A



SHEET 2 OF 2

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST

ALLEN
COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 32787 * (407) 654-5355

LEGEND: ○ DENOTES CHANGE IN DIRECTION STA. DENOTES STATION R/W DENOTES RIGHT OF WAY ⊕ DENOTES CENTERLINE		COUNTY ROAD 535 SEGMENT A
JOB NO. 24275	CALCULATED BY: RT	
DATE: 07-25-07	DRAWN BY: EJ	
SCALE: 1" = 40 FEET	CHECKED BY: JLR	
FIELD BY: N/A		

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 8004A

DRAINAGE EASEMENT

Parcel 8004A is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, a stormwater drainage ditch and appurtenant facilities over, under, and upon the following lands as described in Schedule "A":

THE GRANTEE and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to open space, setback area or any activity that will not adversely affect the structural integrity of the drainage facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 13 2010 *cs/les*

THIS INSTRUMENT PREPARED BY
~~AND RETURN TO:~~

A.KURT ARDAMAN, ESQUIRE
FISHBACK, DOMINICK
1947 LEE ROAD
WINTER PARK, FLORIDA 32789

DOCH 20100424888 B: 10078 P: 9221

07/22/2010 10:56:16 AM Page 1 of 4
Rec Fee: \$35.50
Deed Doc Tax: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
PU - Ret To: ORANGE COUNTY REAL ESTATE

Instrument: 8066.1
Project: CR 535 (Magnolia Park Ct to SR 429) (RAC)

This easement constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.014(10), F.A.C.

DRAINAGE EASEMENT

THIS INDENTURE, Made this 4th day of February, 2010, between CITY OF WINTER GARDEN, a Florida municipal corporation, whose address is 300 West Plant Street, Winter Garden, Florida, 34787, GRANTOR, and ORANGE COUNTY, a charter county and a political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns a perpetual, non-exclusive easement for drainage purposes, with full authority to enter upon, as the GRANTEE and its assigns may deem necessary, for the construction, use, operation, maintenance, and repair of a joint use pond in a manner deemed appropriate by GRANTEE, in accordance with that certain Interlocal Agreement between GRANTOR and GRANTEE, executed by the GRANTOR on March 26, 2009 and by the GRANTEE on April 7, 2009, regarding the widening of County Road 535 from Magnolia Park Court to State Road 429 from a two-lane roadway to a four-lane divided highway, including necessary storm water retention areas ("Interlocal Agreement") over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

11-23-27-9380-00-000

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

As provided in the aforementioned Interlocal Agreement, the GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the joint use pond, out of and away from the herein granted non-

**AGENT 8 BCC
RETURN TO REAL ESTATE
MANAGEMENT DIVISION**

Instrument: 8066.1
Project: CR 535 (Magnolia Park Ct to SR 429) (RAC)

exclusive easement, and the GRANTOR, its heirs, successors, and assigns agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the joint use pond.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be signed in its name.

Signed, and delivered in the presence of:
[Signature]
Witness
AIKVEI ARDAMAN
Printed Name

CITY OF WINTER GARDEN, a Florida municipal corporation

By: Michael Bollhoefer
Its: City Manager

Jeri Dunn
Witness
Lori L. Dunn
Printed Name

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared Michael Bollhoefer, as City Manager of the CITY OF WINTER GARDEN, who is personally known to me to be, ~~or who~~ ~~has produced~~ as identification, the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal this 4th day of February, 2010.



K. Golden
Notary Signature
K. Golden
Printed Notary Name
Notary Public in and for the
County and state aforesaid
My Commission Expires:

SCHEDULE "A"

Parcel No. 8066

Legal Description:

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East. Being more particularly described as follows:

Commence at the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 11; thence run North 00°01'49" West along the West line of said Northeast 1/4 for a distance of 49.97 feet; thence departing said West line run North 89°42'58" East for a distance of 45.38 feet to the Point of Beginning; thence run North 00°24'12" East for a distance of 280.54 feet; thence run North 00°01'49" West for a distance of 144.27 feet; thence run South 89°58'11" East for a distance of 51.12 feet to a point on a curve concave Northeasterly having a radius of 341.00 feet, a chord bearing of South 52°25'22" East, and a chord distance of 222.42 feet; thence run Southeasterly along said curve through a central angle of 38°04'07" for an arc distance of 226.57 feet to a point of reverse curvature of a curve concave Southwesterly having a radius of 47.00 feet, a chord bearing of South 35°52'46" East, and a chord distance of 54.69 feet; thence run Southeasterly along said curve through a central angle of 71°09'19" for an arc distance of 58.37 feet to a point of tangency; thence run South 00°18'07" East for a distance of 126.10 feet; thence run North 89°44'28" East for a distance of 22.70 feet; thence run South 00°01'49" East for a distance of 117.48 feet; thence run South 89°42'58" West for a distance of 284.78 feet to the aforesaid Point of Beginning.

Said parcel contains 93632.15 square feet, or 2.15 acres more or less.

SHEET 1 OF 2



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.842, Y = 1507137.192) AND # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

JOB NO. 24275
DATE: 03-12-08
SCALE: 1" = 60 FEET
FIELD BY: N/A

CALCULATED BY: RJT
DRAWN BY: BD
CHECKED BY: RJT

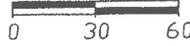
FOR THE LICENSED BUSINESS #6723 BY:

(Signature)
JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

Parcel No. 8066

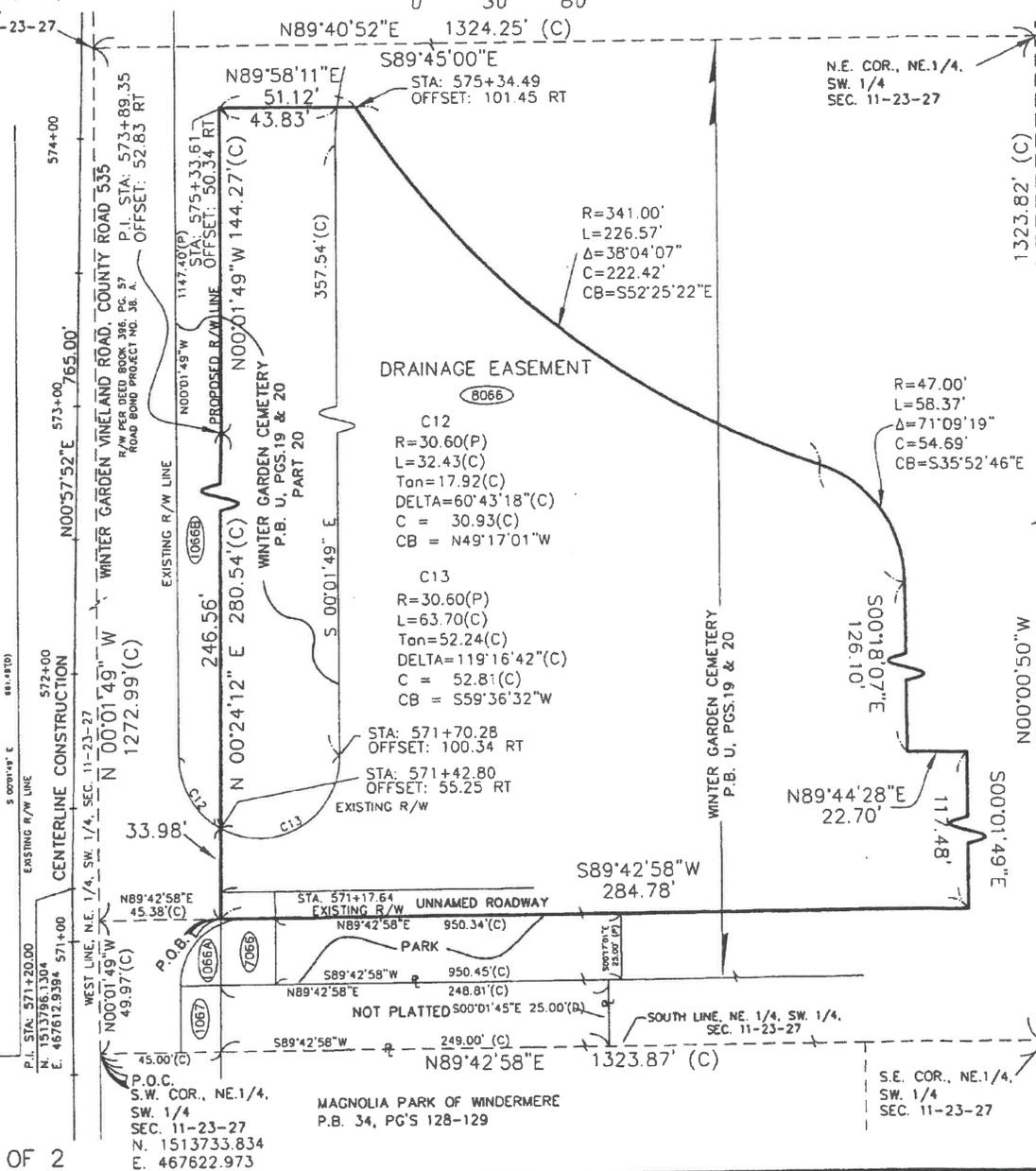
1" = 60'
GRAPHIC SCALE



N.W. COR., NE. 1/4,
SW. 1/4
SEC. 11-23-27



N.E. COR., NE. 1/4,
SW. 1/4
SEC. 11-23-27



SHEET 2 OF 2



ALLEN & COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 32787 (407) 654-5355

LEGEND:

- Δ DENOTES DELTA
- R DENOTES RADIUS
- CB DENOTES CHORD BEARING
- TAN DENOTES TANGENT
- PG DENOTES PAGE
- POB DENOTES POINT OF BEGINNING

- L DENOTES LENGTH
- (P) DENOTES PLAT
- (C) DENOTES CALCULATED
- R/W DENOTES RIGHT OF WAY
- ⊙ DENOTES CENTERLINE
- PG DENOTES PAGE
- POB DENOTES POINT OF BEGINNING

- STA. DENOTES STATION
- P.I. DENOTES POINT OF INTERSECTION
- P.T. DENOTES POINT OF TANGENCY
- P.C. DENOTES POINT OF CURVATURE
- ⊙ DENOTES CHANGE IN DIRECTION
- C.R. DENOTES COUNTY ROAD
- POC DENOTES POINT OF COMMENCEMENT

JOB NO. 24275
DATE: 03-12-08
SCALE: 1" = 60 FEET
FIELD BY: N/A

CALCULATED BY: RJT
DRAWN BY: BD
CHECKED BY: RJT

COUNTY ROAD 535
SEGMENT A

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT,
IN AND FOR ORANGE COUNTY, FLORIDA

CASE NO. 2009-CA-001479-O
DIVISION 33 (Judge Robert J. Egan)

ORANGE COUNTY, FLORIDA,
a political subdivision of the State
of Florida,

DOCH 20120335564 B: 10398 P: 1804
06/25/2012 03:23:51 PM Page 1 of 7
Rec Fee: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
IO - Ret To: CLERK OF COURT CIVIL

Petitioner,

vs.

PARCEL: 8009

WEST ORANGE TOWNHOUSE LIMITED,
a Florida limited partnership; VY Q. BUI;
MARC MARINO, Vice President, Mooring
Tax Asset Group as custodian for La
Crescenta Management, LLC; WINDWARD
CAY-WINTER GARDEN - HOMEOWNERS
ASSOCIATION, INC. and EARL K. WOOD,
ORANGE COUNTY TAX COLLECTOR.

FILED IN OFFICE 6/19/12
LYDIA GARDNER, Clerk, Cir. Ct., Orange Co., FL
By [Signature] D.C.

Respondents.



STIPULATED FINAL JUDGMENT
AS TO PARCEL 8009

THIS CAUSE having come on to be heard upon Joint Motion for the entry of a Stipulated Final Judgment made by the Petitioner, ORANGE COUNTY, FLORIDA and the Respondent, WINDWARD CAY-WINTER GARDEN - HOMEOWNERS ASSOCIATION, INC., set forth below, and it appearing to the Court that the parties were authorized to enter into such Motion, and the Court finding that the taking is necessary for a public purpose and that the compensation to be paid by the Petitioner is full, just and reasonable for all parties concerned, and the Court further finding that the Petitioner previously deposited into the Registry of the Court the sum of FIFTY

AND NO/100 DOLLARS (\$50.00) for Parcel 8009, and the Court being otherwise fully advised in the premises, it is therefore

ORDERED AND ADJUDGED that full compensation for the taking is NINE HUNDRED AND NO/100 DOLLARS (\$900.00) for Parcel 8009 and includes damages of any kind, excluding statutory attorneys' fees and costs, and it is further

ORDERED AND ADJUDGED that Larsen & Associates, P.L., c/o Patryk Ozim, Esquire, 300 South Orange Avenue - Suite 1200, Orlando, Florida 32801, as attorneys for Respondent, WINDWARD CAY-WINTER GARDEN - HOMEOWNERS ASSOCIATION, INC., shall receive the sum of TWO HUNDRED EIGHTY AND 50/100 (\$280.50) as statutory attorneys' fees, and it is further

ORDERED AND ADJUDGED that no non-monetary benefits under Section 73.092(1)(b), *Florida Statutes*, have been obtained in this proceeding, and it is further

ORDERED AND ADJUDGED that no reimbursable costs have been incurred in defense of this proceeding under Section 73.091, *Florida Statutes*, and it is further

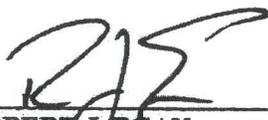
ORDERED AND DIRECTED that within thirty (30) days from the entry of this Stipulated Final Judgment as to Parcel 8009, Petitioner shall deposit the sum of ONE THOUSAND ONE HUNDRED THIRTY AND 50/100 DOLLARS (\$1,130.50) into the Registry of the Court, and it is further

ORDERED AND DIRECTED, that upon deposit the Clerk of the Court shall without further order of the Court immediately disburse the sum of ONE THOUSAND ONE HUNDRED EIGHTY AND 50/100 DOLLARS (\$1,180.50) by check mailed to Patryk Ozim, Esquire, by regular U.S. Mail, with the check payable to the Trust Account of Larsen & Associates, P.L., 300 South Orange

Avenue - Suite 1200, Orlando, Florida 32801, to be disbursed to Respondent, WINDWARD CAY-WINTER GARDEN – HOMEOWNERS ASSOCIATION, INC., and it is further

ORDERED AND DIRECTED that upon payment of the deposit of the money hereinafter specified into the Registry of this Court, the right, title or interest specified in the Petition as described therein shall vest in the Petitioner, and it is further

DONE AND ORDERED in Chambers at Orlando, Orange County, Florida this 19th day of June, 2012.



ROBERT J. EGAN
Circuit Judge

JOINT MOTION FOR ENTRY OF STIPULATED FINAL JUDGMENT

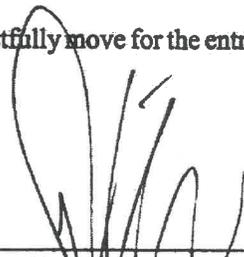
The parties, by and through the undersigned, respectfully move for the entry of the foregoing Stipulated Final Judgment as to Parcel 8009.



Henry M. Brown
Assistant County Attorney
Florida Bar No. 760455
ORANGE COUNTY ATTORNEY'S OFFICE
LITIGATION SECTION
201 S. Rosalind Avenue, Third Floor
P.O. Box 1393
Orlando, FL 32802-1393
Telephone: (407) 836-7320
Facsimile: (407) 836-5888
E-Mail: Henry.Brown@ocfl.net

Attorney for Petitioner,
ORANGE COUNTY, FLORIDA

Dated: June 15, 2012



Patryk Ozim
Florida Bar No. 629561
Larsen & Associates, P.L.
300 South Orange Avenue, Suite 1200
Orlando, Florida 32801-3378
Telephone: (407) 841-6555
Facsimile: (407) 841-6686
E-mail: pozim@larsenandassociates.com

Attorney for Respondent,
WINDWARD CAY-WINTER GARDEN –
HOMEOWNERS ASSOCIATION, INC.

Dated: June 12, 2012

CERTIFICATE OF SERVICE

I hereby certify that on June 19, 2012, I electronically filed the foregoing with the Clerk of the Courts by using the ECF system, which will send a notice of electronic filing to the following: **Henry M. Brown, Assistant County Attorney, County Attorney's Office - Litigation Section, 201 S. Rosalind Avenue - Third Floor, P.O. Box 1393, Orlando, Florida 32802-1393, and Patrick Ozim, Esquire, Larsen & Associates, P.L., 300 S. Orange Avenue - Suite 1200, Orlando, Florida 32801.**


Attorney / Judicial Assistant

S:\HBrown\CASES\West Orange Townhouse Limited\Pleadings\Stip FJ - P 8009.wpd

LEGAL DESCRIPTION

Parcel No. 8009

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East Orange County, Florida. Being more particularly described as follows:

Commence at the Southeast corner of Tract C, Winward Cay as recorded in Plat Book 48, Pages 125-128 of the Public Records of Orange County, Florida; thence run North 00°02'00" West along the East line of said Winward Cay, said East line also being the Westerly right of way line of Orange County Road 535, also known as Winter Garden-Vineland Road as recorded in Deed Book 396, Page 57 of the Official Records of Orange County, Florida, for a distance of 30.71 feet to the POINT OF BEGINNING; thence departing said East line, run North 88°13'31" West for a distance of 8.00 feet; thence run North 00°02'00" West for a distance of 37.87 feet; thence run South 88°13'31" East for a distance of 8.00 feet to the aforesaid East line; thence run South 00°02'00" East along said East line for a distance of 37.87 feet to the POINT OF BEGINNING.

Containing 303 sq. ft. or 0.01 acres more or less

SHEET 1 OF 2



16 EAST PLANT STREET

SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.012 Y = 1491264.527) AND # 144 (X = 476871.124 Y = 1491264.527) BEARING BEING N 18°24' 49" W.

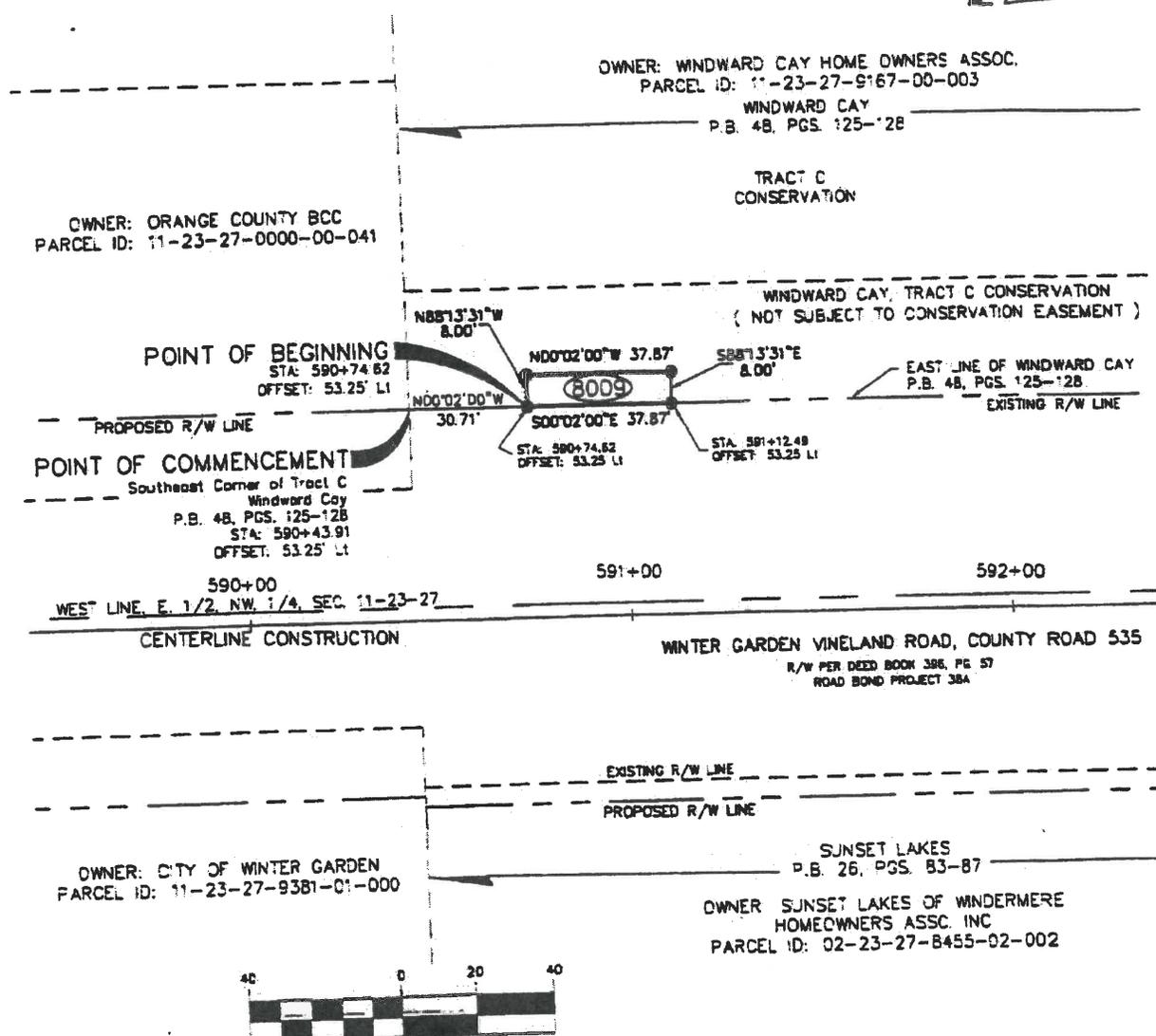
JOB NO. 24275
 DATE: 07-24-07
 SCALE: N/A
 N/A

CALCULATED BY: RT
 DRAWN BY: EJC
 CHECKED BY: JLR



SKETCH OF DESCRIPTION

PARCEL No. 8009



OWNER: WINDWARD CAY HOME OWNERS ASSOC.
 PARCEL ID: 11-23-27-9167-00-003
 WINDWARD CAY
 P.B. 48, PGS. 125-128

TRACT C
 CONSERVATION

OWNER: ORANGE COUNTY BCC
 PARCEL ID: 11-23-27-0000-00-041

POINT OF BEGINNING
 STA: 590+74.82
 OFFSET: 53.25' LI

POINT OF COMMENCEMENT
 Southeast Corner of Tract C
 Windward Cay
 P.B. 48, PGS. 125-128
 STA: 590+43.91
 OFFSET: 53.25' LI

WINDWARD CAY, TRACT C CONSERVATION
 (NOT SUBJECT TO CONSERVATION EASEMENT)

EAST LINE OF WINDWARD CAY
 P.B. 48, PGS. 125-128

EXISTING R/W LINE

PROPOSED R/W LINE

590+00 591+00 592+00

WEST LINE, E. 1/2, NW. 1/4, SEC. 11-23-27

CENTERLINE CONSTRUCTION

WINTER GARDEN VINELAND ROAD, COUNTY ROAD 535
 R/W PER DEED BOOK 386, PG 57
 ROAD BOND PROJECT 38A

EXISTING R/W LINE

PROPOSED R/W LINE

OWNER: CITY OF WINTER GARDEN
 PARCEL ID: 11-23-27-9381-01-000

SUNSET LAKES
 P.B. 26, PGS. 83-87

OWNER: SUNSET LAKES OF WINDERMERE
 HOMEOWNERS ASSC. INC
 PARCEL ID: 02-23-27-8455-02-002

(IN FEET)
 1 inch = 40 ft

SHEET 2 OF 2 SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



LEGEND:

⊙ DENOTES CHANGE IN DIRECTION
 STA DENOTES STATION
 R/W DENOTES RIGHT OF WAY

P.B. DENOTES PLAT BOOK
 PGS DENOTES PAGES

JOB NO. 24275	CALCULATED BY: RT	COUNTY ROAD 535 SEGMENT A
DATE: 07-26-07	DRAWN BY: EJ	
SCALE: 1" = 40 FEET	CHECKED BY: JLR	

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 8009

DRAINAGE EASEMENT

Parcel 8009 is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, a stormwater drainage ditch and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to open space, setback area or any activity that will not adversely affect the structural integrity of the drainage facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

ACCEPTED AND APPROVED BY THE REAL
ESTATE MANAGEMENT DIVISION ON
BEHALF OF ORANGE COUNTY, FLORIDA

JAN 06 2011

BY: *Ann Caswell*
ASSISTANT MANAGER

DOC# 20110114883 B: 10181 P: 0192
03/04/2011 09:47:53 AM Page 1 of 4
Rec Fee: \$35.50
Deed Doc Tax: \$0.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
PU - Ret To: ORANGE COUNTY REAL ESTATE



Instrument: 8061B.1
Project: Winter Garden-Vineland Road (CR 535) Segment A
(N. of Magnolia Ct to S. of SR 429)

This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue v. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

RIGHT-OF-WAY AND SIDEWALK EASEMENT

THIS INDENTURE, made the 2nd day of DECEMBER, 2010, between Wintermere Harbor Homeowners Association, Inc., a Florida non-profit corporation, having its principal place of business in the city of Winter Garden, county of Orange, whose address is 2582 S. Maguire Rd., Suite 318, Ocoee, Florida 34761, GRANTOR, and ORANGE COUNTY, a charter county and a political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the Grantor, in consideration of the sum of \$ 6,000⁻ and other valuable considerations, paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to the Grantee and its assigns a perpetual, exclusive easement for public right-of-way and sidewalk purposes, over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

02-23-27-9200-00-002

TO HAVE AND TO HOLD said easement unto said Grantee and its assigns forever.

THE Grantee herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the easement and the Grantor, its successors and assigns, agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the granted easement.

AGENT 8 BCC
RETURN TO REAL ESTATE
MANAGEMENT DIVISION

Instrument: 8061B.1
Project: Winter Garden-Vineland Road (CR 535) Segment A
(N. of Magnolia Ct to S. of SR 429)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed, and delivered
in the presence of:

Wintermere Harbor Homeowners Association,
Inc., a Florida non-profit corporation

[Signature]
Witness

BY: [Signature]

JOHN M. BIDES
Printed Name

Keith Powell
Printed Name

[Signature]
Witness

HOA President
Title

STEVEN P. BALLARD
Printed Name

(Corporate Seal)

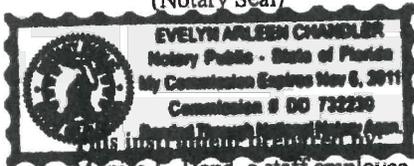
(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY, that on this day of, before me personally appeared John Bides, as Keith Powell of Wintermere Harbor Homeowners Association, Inc., a Florida non-profit corporation, to me known to be, or who has produced Drivers Licenses as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

Witness my hand and official seal this 2nd day of December, 2010.

(Notary Seal)



[Signature]
Notary Signature

EVELYN Arleen Chandler
Printed Notary Name

Monica L. Hand, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Notary Public in and for the
county and state aforesaid
My commission expires: 11/6/2011

SCHEDULE "A"

Parcel No. 8061B

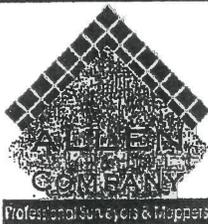
Legal Description:

A parcel of land lying within a portion of Section 2, Township 23 South, Range 27 East and being a portion of Tract "B", Wintermere Harbor, as recorded in Plat Book 42, Pages 67 through 78 of the Public Records of Orange County, Florida. Being more particularly described as follows:

COMMENCE at the Southwest corner of Tract "G" of said Wintermere Harbor, also being a point along the Easterly right of way line of Winter Garden-Vineland Road, County Road 535 and a point of curvature of a curve concave Northwesterly having a radius of 1004.93 feet; thence from a tangent bearing of North 26°24'25" East run Northeasterly along said curve and said Easterly right of way line, also being the Westerly line of said Tracts "A" and "G" and Lots 1 and 2 of said Wintermere Harbor through a central angle of 29°17'44" for an arc distance of 513.82 feet to the Southwest corner of Tract "B" of said Wintermere Harbor, also being a point of curvature of a curve concave Southwesterly having a radius of 1004.93 feet and the POINT OF BEGINNING; thence from a tangent bearing of North 08°29'52" West continue Northwesterly along said Easterly right of way line of Winter Garden-Vineland Road, County Road 535, also being the Westerly line of said Tract "B" through a central angle of 0°51'14" for an arc distance of 14.98 feet; thence departing said Easterly and Westerly lines run South 52°44'20" East for a distance of 24.30 feet to a point along the Northerly line of aforesaid Tract "A" of Wintermere Harbor, also being the North right of way line of Lakeshore Grove Drive; thence run South 89°42'38" West along said Northerly line and North right of way line for a distance of 17.02 feet to the aforesaid POINT OF BEGINNING.

Said parcel contains 125.72 square feet, more or less.

SHEET 1 OF 2



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

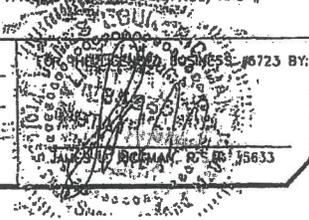
SURVEYOR'S NOTES:

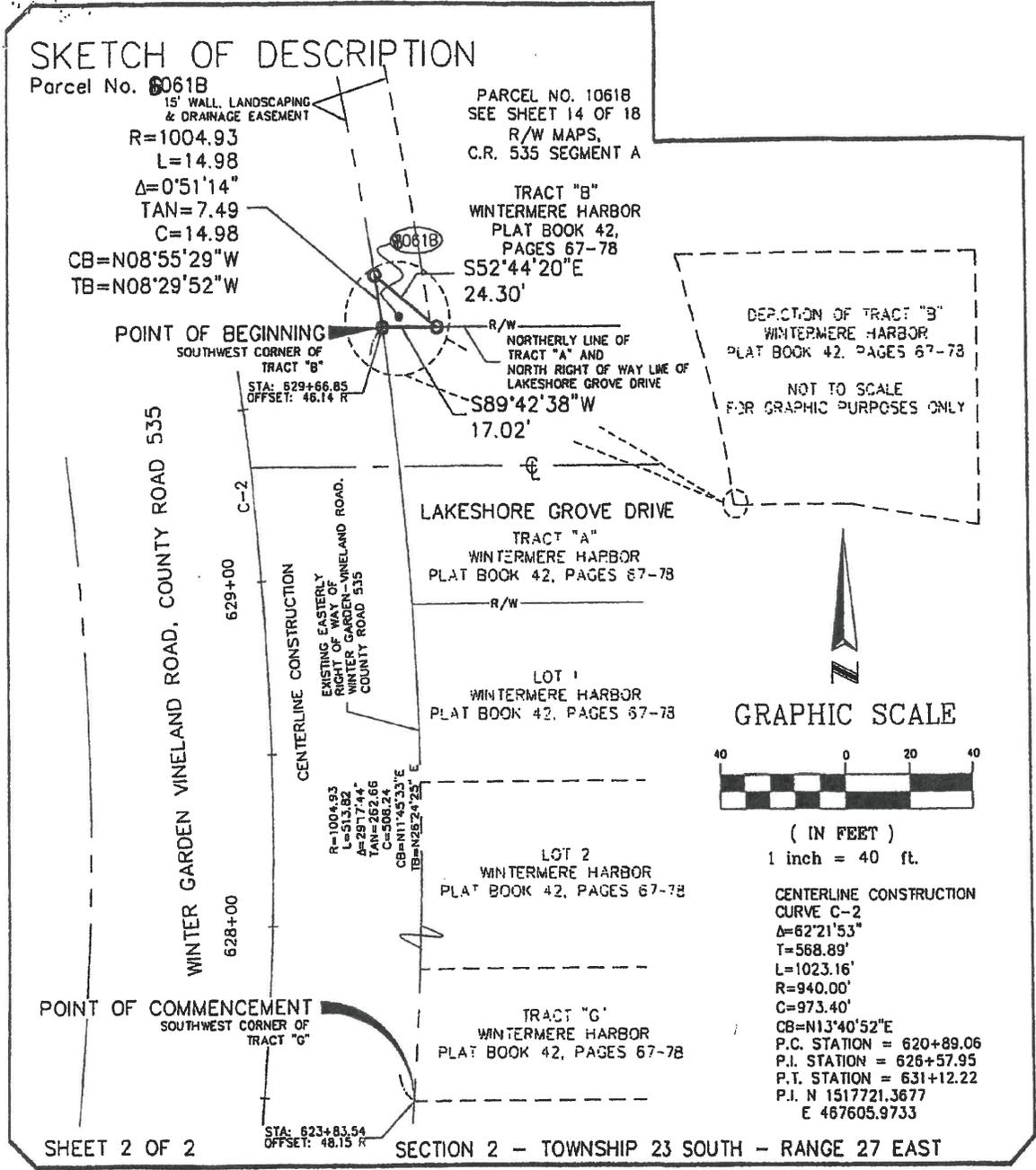
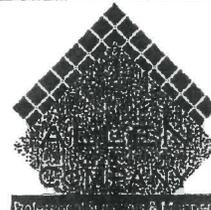
SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.87, Y = 1491284.192) AND # 144 (X = 476871.124, Y = 1491284.527) BEARING BEING N 18°24' 49" W.

JOB NO. 24275
DATE: 03-03-06
SCALE: 1" = 40 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: SM
CHECKED BY: JLR



Professional Engineer & Surveyor
 16 EAST PLANT STREET
 Winter Garden, Florida 32787 • (407) 651-5335

LEGEND:

Δ DENOTES DELTA	\circ DENOTES CHANGE IN DIRECTION	STA. DENOTES STATION
R DENOTES RADIUS	(P) DENOTES PLAT	P.I. DENOTES POINT OF INTERSECTION
CB DENOTES CHORD BEARING	(C) DENOTES CALCULATED	P.T. DENOTES POINT OF TANGENCY
TB DENOTES TANGENT BEARING	R/W DENOTES RIGHT OF WAY	P.C. DENOTES POINT OF CURVATURE
TAN DENOTES TANGENT	\square DENOTES CENTERLINE	
L DENOTES LENGTH		

JOB NO. 24275	CALCULATED BY: RT	COUNTY ROAD 535 SEGMENT A
DATE: 03-03-06	DRAWN BY: SM	
SCALE: 1" = 40 FEET	CHECKED BY: J.R	
FIELD BY: N/A		

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 20 2010 NP/BS

DOCH 20100433944 B: 10080 P: 9376
07/27/2010 01:25:42 PM Page 1 of 6
Rec Fee: \$52.50
Deed Doc Tax: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
PU - Ret To: BROAD & CASSEL

Return to:
Robert F. Mallett, L.L.C.
Broad and Cassel
390 N. Orange Avenue, Suite 1400
Orlando, FL 32801

Prepared by:
Robert D. Guthrie
Senior Assistant County Attorney
County Attorney's Office
P.O. Box 1393
Orlando, Florida 32802-1393

Project Name: OOCEA-SR 429 (Western Expressway)
Part C R/W Conveyances

DRAINAGE EASEMENT

THIS INDENTURE, Made this _____ day of JUL 20 2010, A.D. 20____, between ORANGE COUNTY, FLORIDA, a charter county and a political subdivision of the State of Florida, whose mailing address is Post Office Box 1393, Orlando, FL 32802-1393 ("County") GRANTOR, and the CITY OF WINTER GARDEN, a Florida municipal corporation, whose address is 300 West Plant Street, Winter Garden, FL. 34787 ("City") GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns a perpetual, non-exclusive easement on, upon, over, in and through the County Pond 1 (also known as Pond 6A as depicted on OOCEA Plan Sheet 60, Project No. 654A) Property described in Exhibit "A", for the purpose of providing stormwater drainage for Stoneybrook West Parkway and its appurtenant improvements to the extent permitted, shown on the construction plans or constructed as of the date of this easement.

SEE ATTACHED EXHIBIT "A"

County Pond 1 Property

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

GRANTOR, their heirs, successors, and assigns agree to perform, at its expense, maintenance of the County Pond 1 Property, including the segment of the existing 36 inch influent pipe and appurtenances within County Pond 1 property and CR 535 right of

way that convey stormwater drainage from Stoneybrook West Parkway, SR 429 and CR 535 so as to maintain same in good state of repair and fully operational in accordance with all applicable Federal, State or local laws, permits and requirements.

Neither GRANTOR nor GRANTEE shall cause or allow any hazardous or toxic substance or other contaminant regulated under any local, state, or federal laws to be discharged or released into or upon the County Pond 1 Property.

GRANTEE shall not have the right to use the County Pond 1 Property for drainage of any other property without the express written prior consent of GRANTOR. Notwithstanding anything to contrary contained herein, the easement granted herein shall be appurtenant to and run with the Stoneybrook West Parkway right-of-way and shall not be assigned, conveyed or transferred by GRANTEE except as an appurtenance thereto. Nothing herein shall grant the general public or the owner or occupant of any lands any right, easement or privilege in or use of the County Pond 1 Property.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Richard T. Crotty*
Richard T. Crotty
Orange County Mayor

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

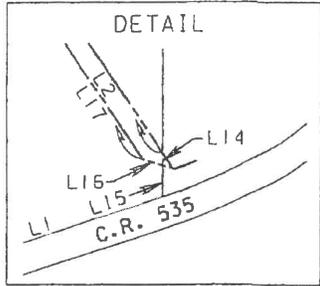
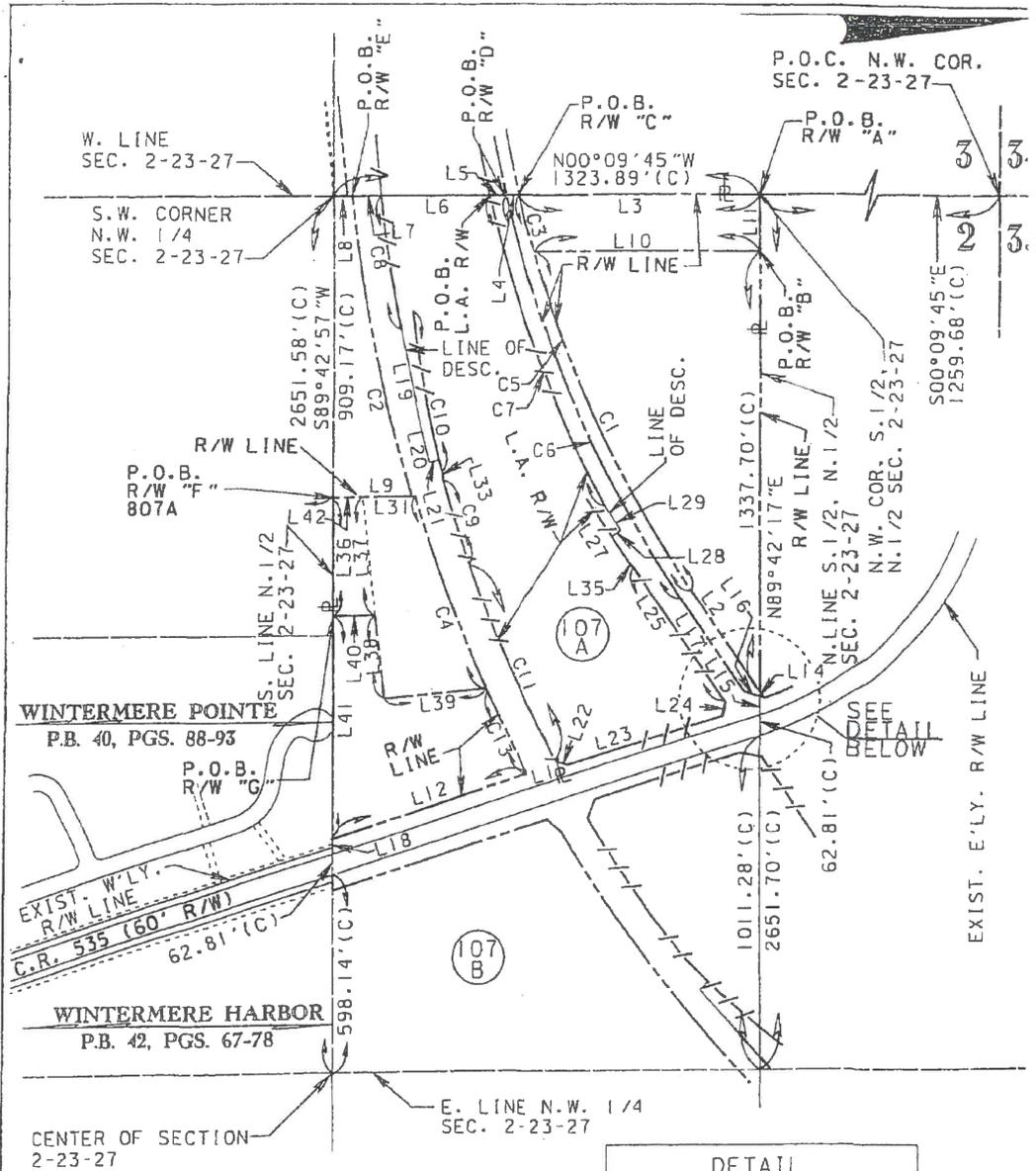
By: *Martha O. Haynie*
Deputy Clerk



EXHIBIT "A"

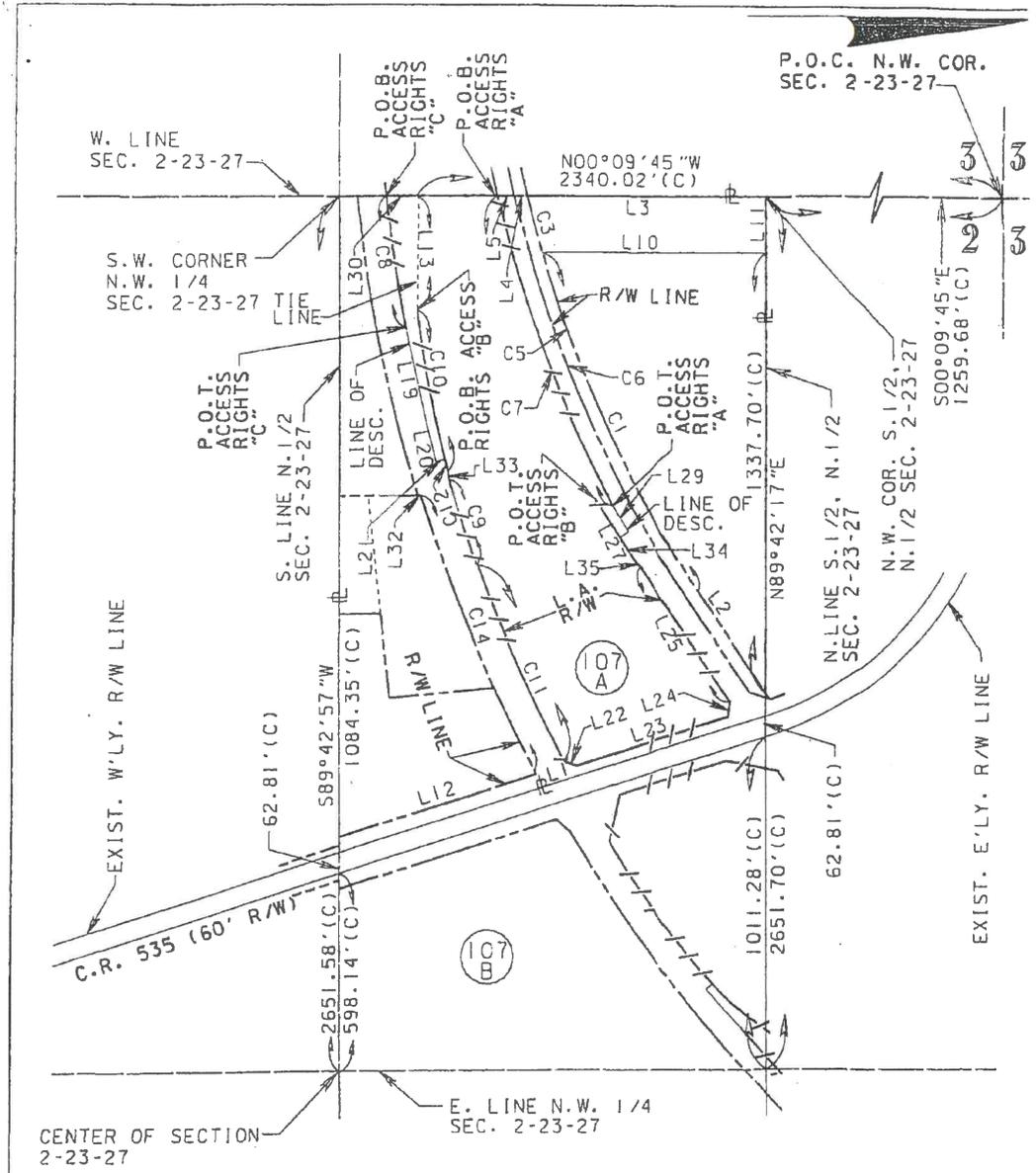
[EXHIBIT "K-1"]

[insert legals for Parcels 107A Right-of-Way G (County Pond 1)]



SHEET 1 OF 16
 SEE SHEET 2 OF 16 FOR L.A. R/W LINE DESCRIPTION DATA.
 SEE SHEET 3 OF 16 FOR NOTES, LEGEND, CURVE AND LINE TABLES

RIGHT OF WAY PARCEL SKETCH	WESTERN BELTWAY PART C ORANGE COUNTY, FLORIDA		CHRISTENSEN FAMILY, LTD. & SUSAN DILL	PROJECT NO. 75320-6460-654 R/W MAP SHEET: 4, 22-25
	ORMP PROJECT NO.	SHEET 1 of 16	DATE: 8/10/00	SKETCH PREPARED BY ODRMP DREA, RIDGLE, HILLS & PRECOURT, INC. ENGINEERS & SURVEYORS 1525 E. COLONIAL DRIVE ORLANDO, FLORIDA 32803 (407) 856-0594
REGISTERED LAND SURVEYOR NO. 5221	REVISION	BY	DATE	DRAWN: MFR



SHEET 2 OF 16 (L.A. R/W LINE DESCRIPTION DATA)
 SEE SHEET 3 OF 16 FOR NOTES, LEGEND, CURVE AND LINE TABLES

RIGHT OF WAY PARCEL SKETCH	WESTERN BELTWAY PART C ORANGE COUNTY, FLORIDA		CHRISTENSEN FAMILY, LTD. & SUSAN DILL	PROJECT NO. 75320-6460-654
	REGISTERED LAND SURVEYOR NO. 5221			R/W MAP SHEET: 4, 22-25
DRMP PROJECT NO.		SHEET 2 OF 16	DATE: 8/10/00	SKETCH PREPARED BY  OYER, RIDDLE, HILLS & PRECOURT, INC. ENGINEERS & SURVEYORS 1505 E. COLONIAL DRIVE ORLANDO, FLORIDA 32803 (407) 896-0594
			SCALE: 1" = 400'	
			CHECKED: AAS	
REVISION		BY	DATE	DRAWN: CSL

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-654**

PARCEL 107A

RIGHT-OF-WAY "G"

LEGAL DESCRIPTION

A portion of the South 1/2 of the North 1/2 of Section 2, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 2; thence run S.00°09'45"E. along the West line of said Section 2 a distance of 2583.57 feet to the Southwest corner of the Northwest 1/4 of said Section 2; thence departing said West line of Section 2, run N.89°42'57"E. along said South line of the South 1/2 of the North 1/2 of Section 2 a distance of 1265.88 feet for a POINT OF BEGINNING; thence departing said South line of the North 1/2 of Section 2 run N.00°17'03"W. 129.11 feet; thence N.83°29'16"E. 256.17 feet; thence N.05°13'53"W. 320.93 feet to a point on a curve concave Northwesterly, having a radius of 4654.66 feet and a central angle of 03°36'50"; thence from a chord bearing of N.62°55'09"E. run Northeasterly along the arc of said curve a distance of 293.58 feet; thence departing said curve; run S.17°29'47"E. a distance of 637.51 feet to an intersection with the aforesaid South line of the North 1/2 of Section 2; thence run S.89°42'57"W. along said South line of the North 1/2 of Section 2 a distance of 677.64 feet to the POINT OF BEGINNING;

Containing 5.208 acres, more or less.

August 10, 2000

SHEET 15 OF 16